

Chatham County Housing Committee

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Thursday, November 3, 2016



Agenda

- Committee charge and overview
- What do we know?
- History and language – let's get on the same page
- Chatham's situation
- What else do we want to know?
- Next steps

Charge

Use research, data, and expertise available to

1. Identify affordable rental housing challenges that are present in Chatham County and its municipalities
2. Engage with stakeholders and practitioners in the housing world to better understand market conditions and potential incentives
3. Compile short-, medium-, and long-term strategies and best practices that will address affordable rental housing challenges in the Chatham County housing market

Product

A series of affordable, rental housing strategies with a recommended implementation plan

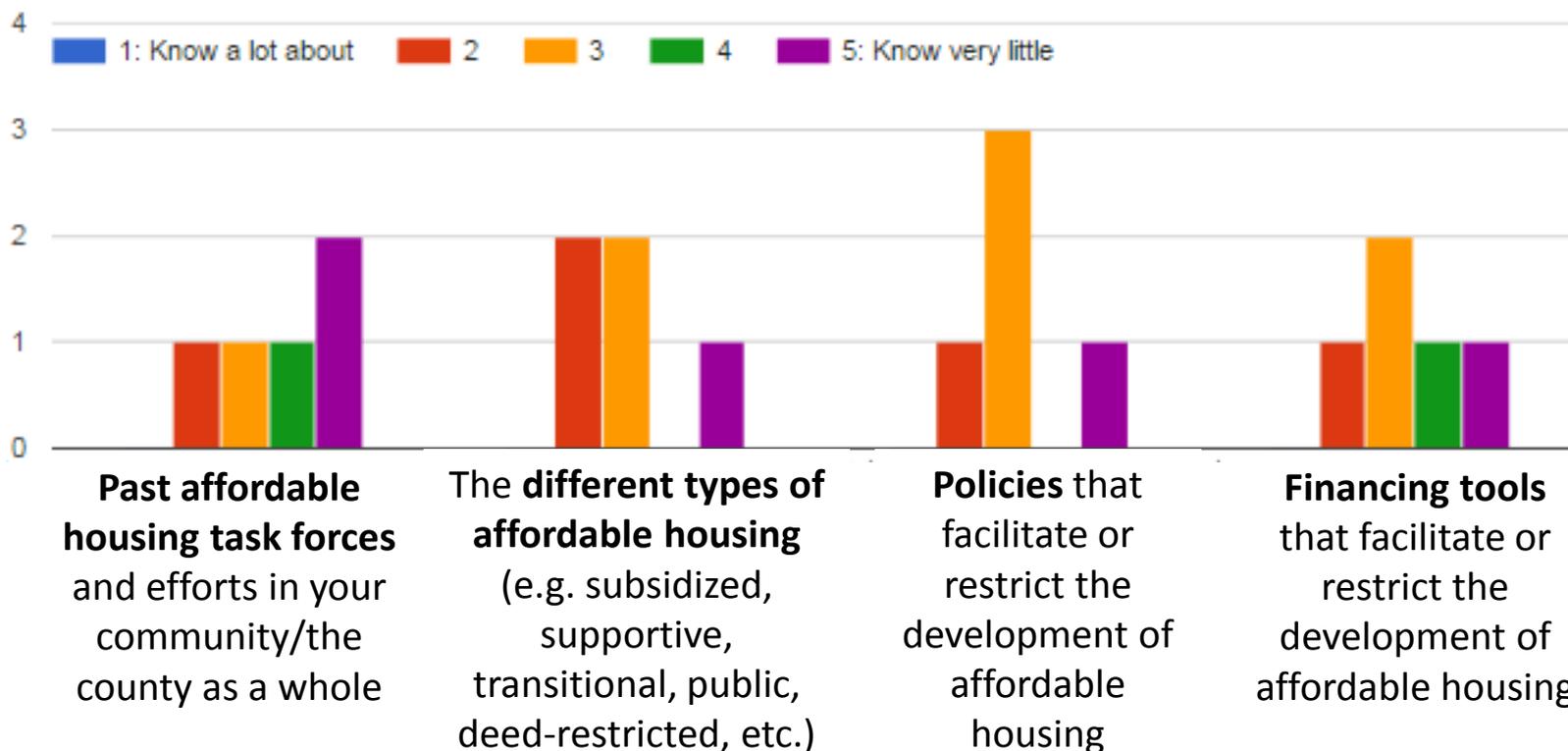
Kickoff Survey Responses

What rental housing challenges are you seeing in your community?

- Not enough affordable rentals (3)
- Availability of quality affordable housing - meets a certain standard (4)
- Concern that issue will become worse as new industry comes in to the area

Kickoff Survey Responses

Rate your level of knowledge about the following:



Kickoff Survey Responses

What topic, strategy, or issue related to affordable rental housing would you most like to learn more about?

- How to partner with housing agencies or investors to help obtain more properties
- Policies that facilitate or restrict the development of affordable housing
- What we can do to help improve existing rental housing
- Financing, building alliances, strategic policy planning
- Strategy actions for resolution, not just discussion

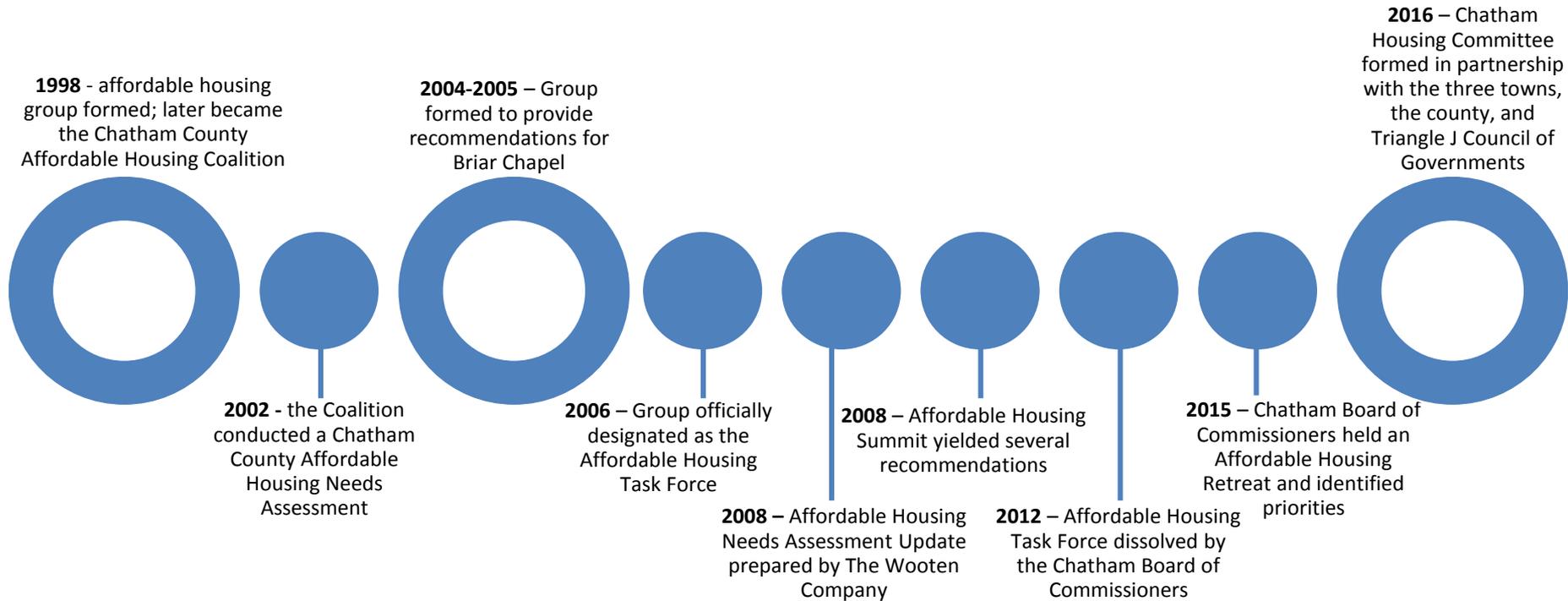
Kickoff Survey Responses

What outcome would you like to see from this work next Summer?

- Clear outline of the issues with data to support them
- Understanding what tools and best practices are available
- Implementable ideas as well as long-term goals
- How to address substandard affordable housing
- A plan that helps us make progress on affordable rental housing
- Community buy-in into the plan
- An understanding of how best to fold affordable housing into Siler City's soon-to-be-revamped land development plan, and/or into the Unified Development Ordinance

Getting on the same page

History of Affordable Housing Initiatives

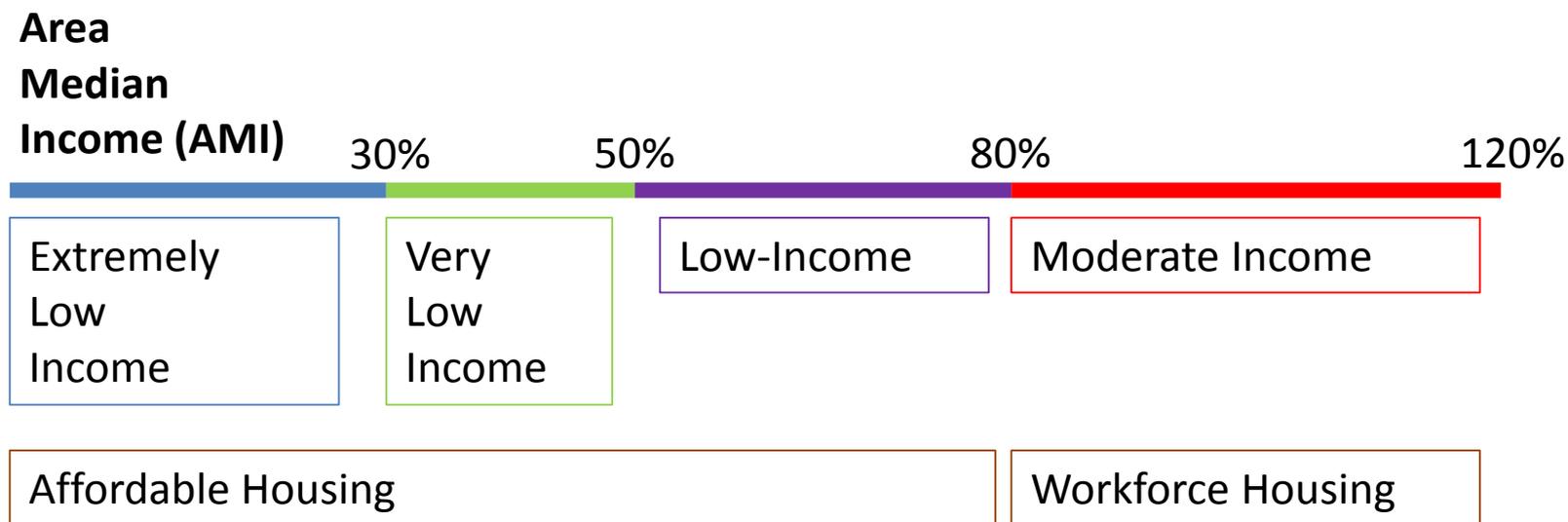


History of Affordable Housing Initiatives

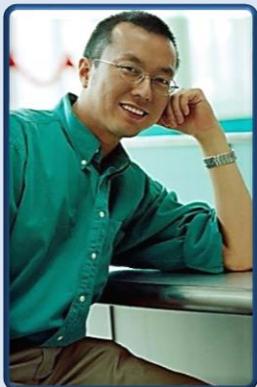
Recommendation	2002	2008	Implemented
Expand homebuyer counseling programs	✓		Chatham Housing Authority & Habitat for Humanity provide counseling services
Donate unused town/county and tax foreclosure land to nonprofit agencies for affordable housing	✓		No formal process; ad hoc decisions
Create an affordable housing trust fund	✓		No
Provide bonuses or incentives for including affordable housing in large-scale for-profit developments	✓		No
Require 10% minimum affordable housing in new residential or mixed-used developments		✓	Compact Communities Ordinance; not required for all
Adopt and enforce a county-wide minimum housing code	✓	✓	No
Reimburse impact fees or other fees for affordable housing	✓		County has a formal process
Seek subsidy funds for building affordable elderly and/or disabled housing	✓		Developers do this, but no formal process at gov't level
Establish an Affordable Housing Commission to explore program and policy options	✓	✓	Created, later deactivated
Hire a housing professional to coordinate affordable housing functions		✓	Hired but later resigned, Tansy Long now fills this role
Support countywide zoning		✓	Yes
Form a cross-jurisdictional council of local governments to foster official adoption of a comprehensive affordable housing strategy		✓	This committee

Affordable Housing

A dwelling including utilities that costs its occupant (renter or owner) no more than 30% of their gross monthly household income.



Snapshot: Who benefits from “Affordable” Housing? Average Chatham Workforce Income vs. Area Median Income



Teacher in
Chatham
County
53% AMI



Law
Enforcement
Worker in
Chatham
County
60% AMI



Social
Worker in
Chatham
County
71% AMI

30%

60%

80%

120%



Childcare
Worker in
Durham-Chapel
Hill MSA County
33% AMI



Bus Driver in
Durham-
Chapel Hill
MSA
57% AMI



Electrician in
Durham-
Chapel Hill
MSA
63% AMI

*based on HUD calculations; assumes worker is the sole earner in a 4-person household
Updated infographic from TJCOG's 2013 report, "On Track? Linking Workforce Housing and Transit in the Triangle"

What “Affordable Housing” Looks Like



Image sources: apartments.com, Google Street View, dhic.org, communityhometruster.org



Types of Affordable Housing

Income Restricted Affordable Housing

Housing that is intentionally developed as affordable housing and is only available to households that meet specific income limits

Market Rate Affordable Housing AKA Naturally Occurring Affordable Housing (NOAH)

- Unrestricted housing that is affordable based on price point, but is not restricted to low-income households
- Makes up ~36% of the nation's rental housing stock
- Generally older units
- Without binding legal covenants to ensure affordability
- May be of substandard quality

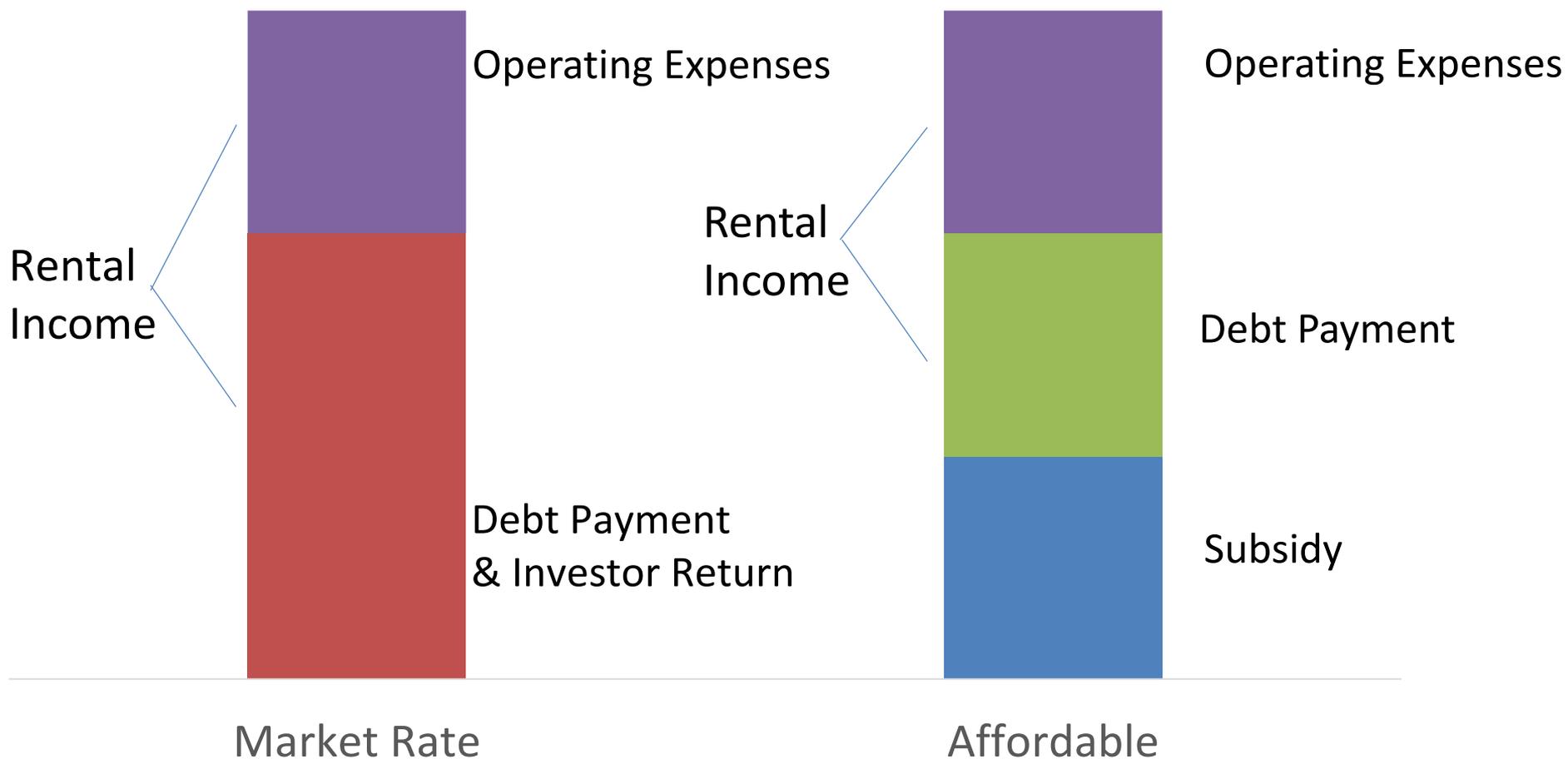
Types of Affordable Housing

- Workforce Housing
 - Housing for households earning between 80% and 120% of AMI
- Supportive Housing
 - Permanent housing with services. The type of services depends on the needs of the residents. Services may be short term, sporadic, or ongoing indefinitely.

Types of Affordable Housing

- Public Housing
 - Units are built with gov't subsidies and owned/operated by local public housing agencies under federally-funded public housing program. Generally serve extremely low income (<30% AMI)
- Subsidized Housing
 - Units are operated by a private owner who receives a subsidy in exchange for renting to low-or moderate-income people
 - Capital subsidies: fund initial construction or renovation
 - Ex: Low-Income Housing Tax Credit (LIHTC) or land donated from local government
 - Operating subsidies: fund ongoing operations
 - Ex: Project-Based Section 8 program

Affordability

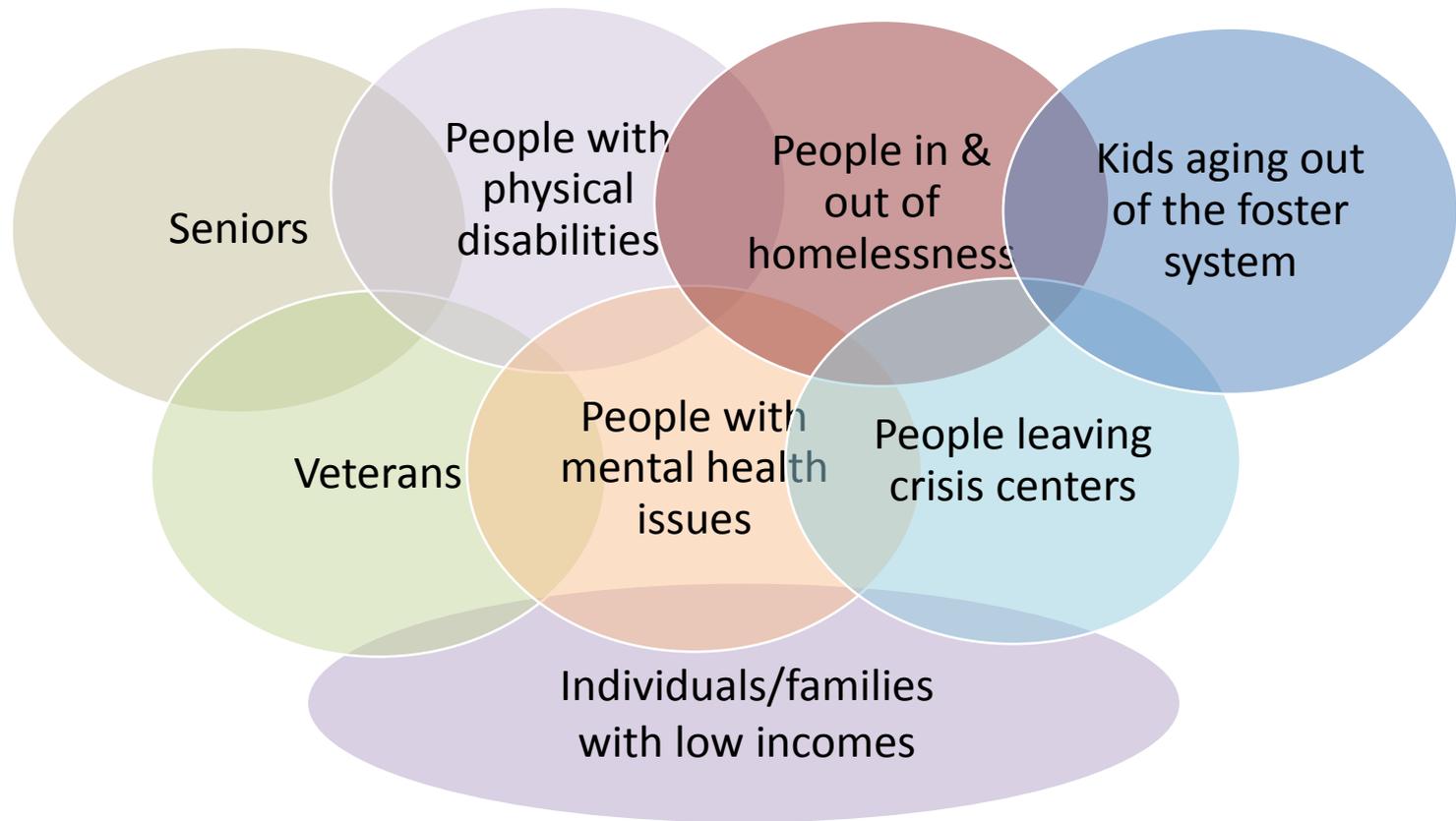


Approaches for Local Government

1. Educate
2. Facilitate
3. Stimulate
4. Regulate



Who Affordable Housing Serves



Affordable Housing Providers

- Non-profit developers
 - Habitat for Humanity, CASA
- For-profit developers
 - Bellemont, Pittsboro Village
- Chatham Housing Authority
 - Vouchers
 - VASH Mobile Homes
- Supportive housing providers
 - The Arc, Tiny Homes at Penny Lane
- Crisis or transitional housing organizations

Important Impacts

Education

Unstable housing or homelessness leads to stress and difficulty learning, which leads to disrupted school attendance, resulting in poorer school performance.



Important Impacts

Health

Unstably housed older adults (>50)

- visit the emergency room at nearly 4 times the rate of the general population of older adults
- experience higher rates of geriatric health problems like falls and memory loss
- may even be at higher risk for premature death



Important Impacts

Local Economy

Every 100 typical Low Income Housing Tax Credit apartments will generate an estimated

- \$7.9 million in local income in the first year, \$2.4 million annually
- 122 local jobs in the first year, 30 jobs a year, ongoing
- \$827,000 in taxes in the first year, \$441,000 annually
 - Taxes = local government revenue from all sources: taxes, fees, fines, revenue from gov't-owned enterprises



Chatham's Situation

Demographics

	Goldston	Pittsboro	Siler City	County Total
Total Population	242	3,912	8,109	66,050
Total Households	108	1,518	2,582	26,474
Median Household Income	\$51,000	\$50,058	\$29,458	\$57,140
Age				
19 & under	17%	20%	32%	23%
20 to 34	10%	21%	22%	14%
35 to 54	26%	25%	22%	27%
55 to 74	26%	21%	19%	27%
75 & up	21%	13%	5%	9%
Race (one alone or in combination)				
White	93%	73%	62%	80%
Black/African American	8%	25%	23%	14%
Hispanic or Latino (of any race)	1%	15%	48%	13%

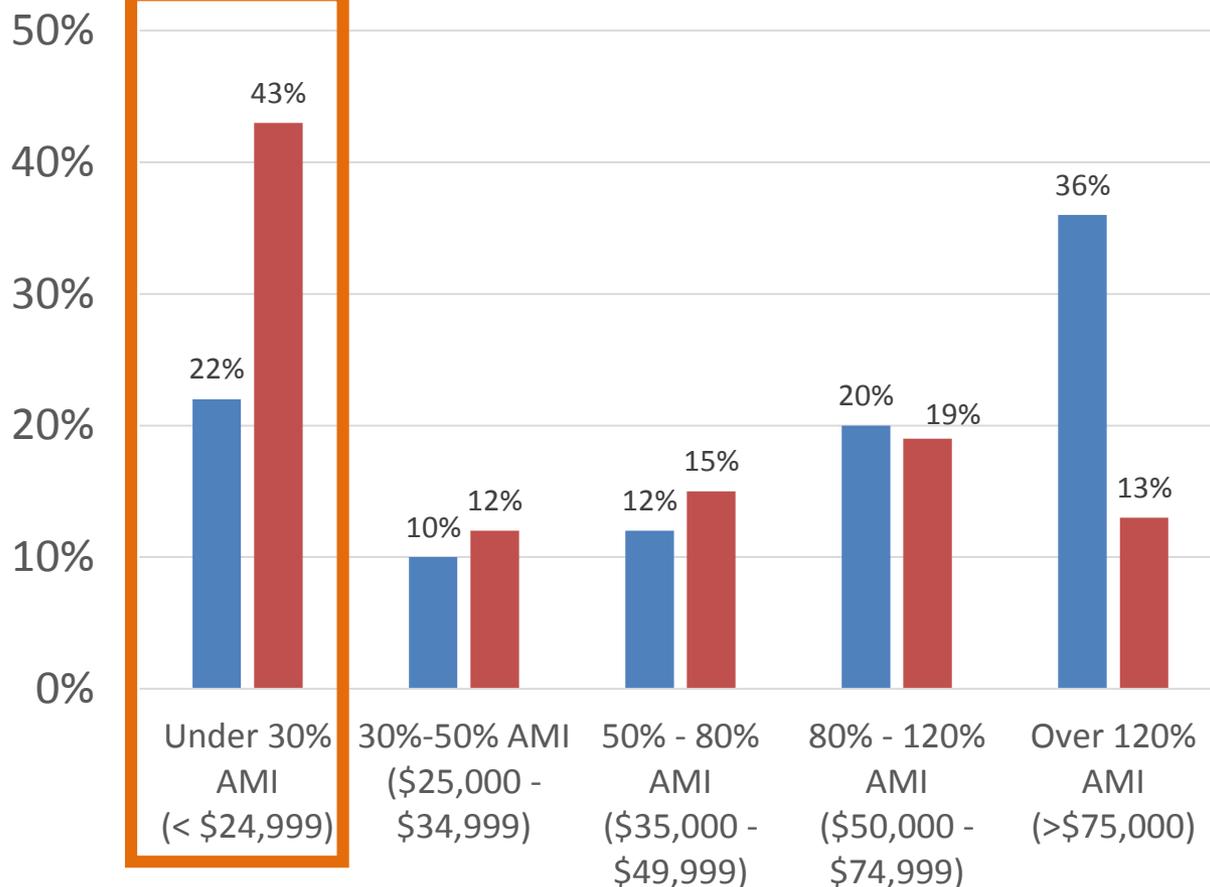
Renter Households

Type	% of County
Housing that is Renter-Occupied	21.5% (5,689)
Rental Units Occupied by Family Households	54.5% (3,100)
Renting Households with Single- Adults and Family (1 dependent, 1 non-dependent)	29% (1,609)
Renting household with older adult (65+)	23% (1,307)

Income

Chatham Incomes
(Rough Estimates of % of AMI)

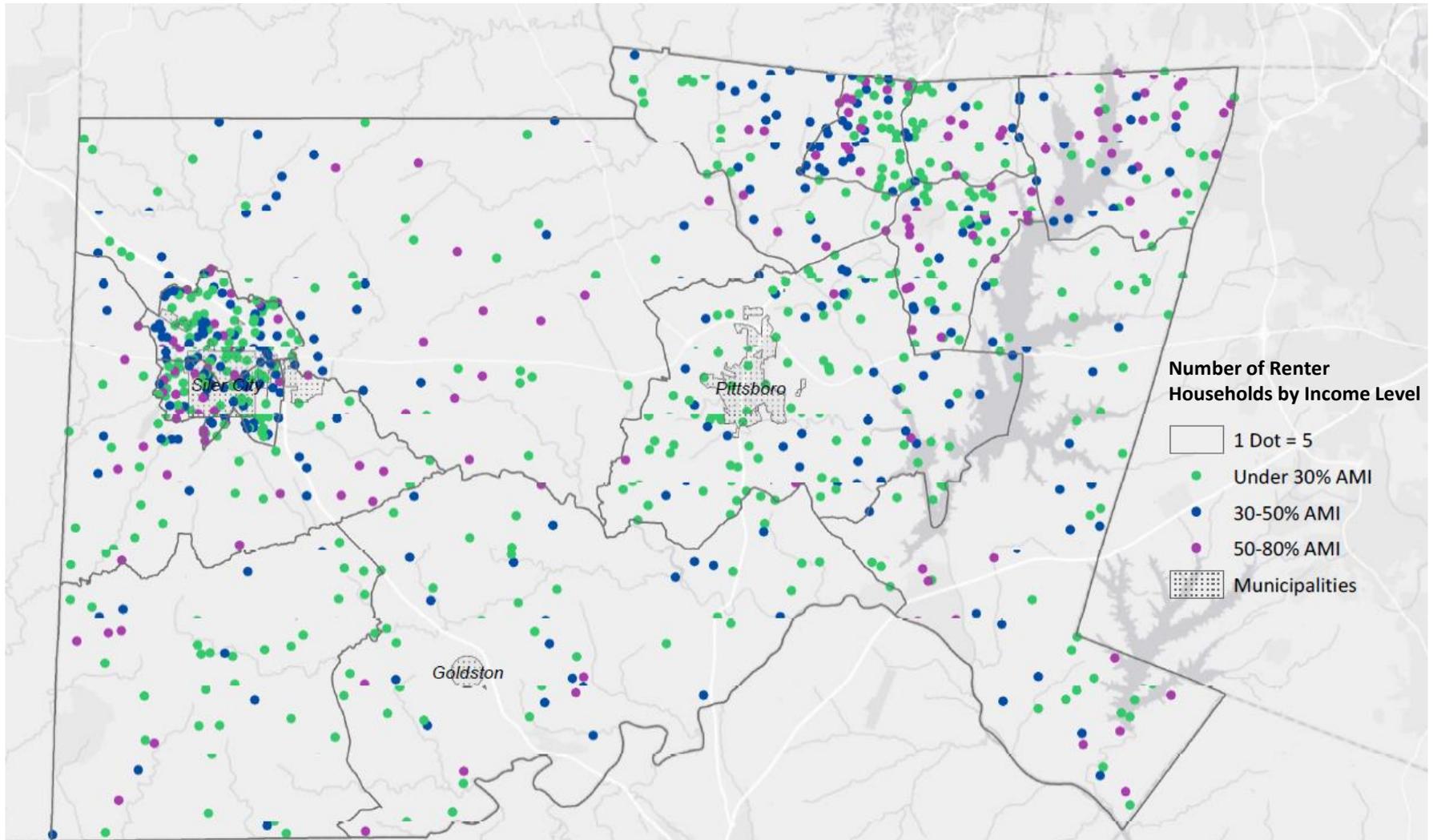
% of AMI, 2014	HUD Defined Income Limits	30% of Monthly Income (affordable rent)
30%	\$23,850	\$596
50%	\$32,850	\$821
80%	\$52,550	\$1,314
100%	\$65,700	\$1,643
120%	\$78,840	\$1,971



■ % of County (26,474) ■ % of Renter-Occupied Housing (5,689)

Minimum Wage: \$7.25
Rent Affordable at Minimum Wage: \$377

Renter Households by Income Level



Data from the 2010-2014 Census Bureau's American Community Survey

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Households Spending More than 30% on Housing

49% of renter households are paying 30% or more of their income toward gross rent.

Range of Income	Homeowners	Renter	Number of Renters
Less than \$20,000	74%	86%	1257
\$20,000 - \$34,999	39%	61%	614
\$35,000 - \$49,999	27%	28%	205
\$50,000 - \$74,999	18%	17%	159
\$75,000 or more	10%	16%	102

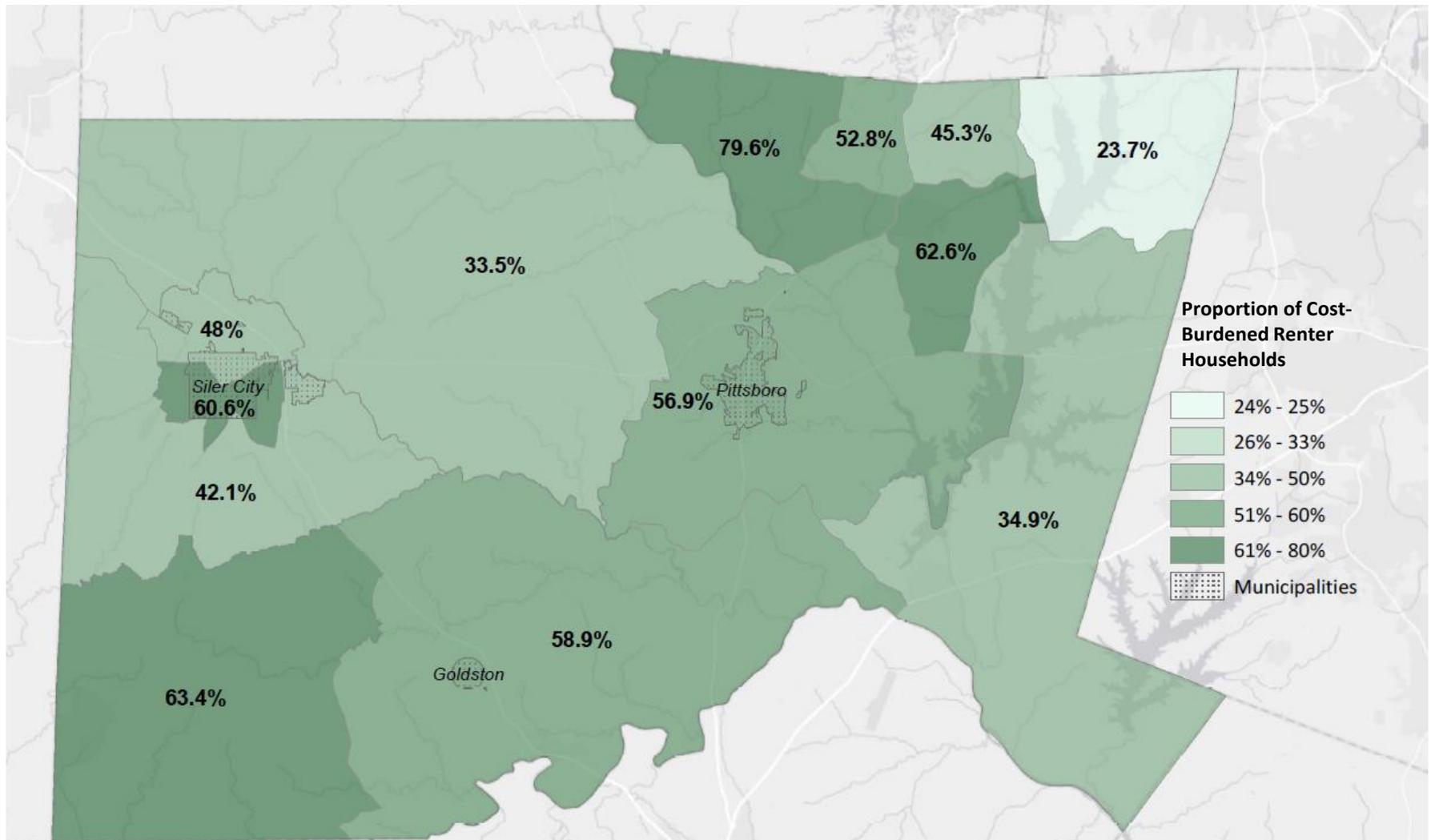
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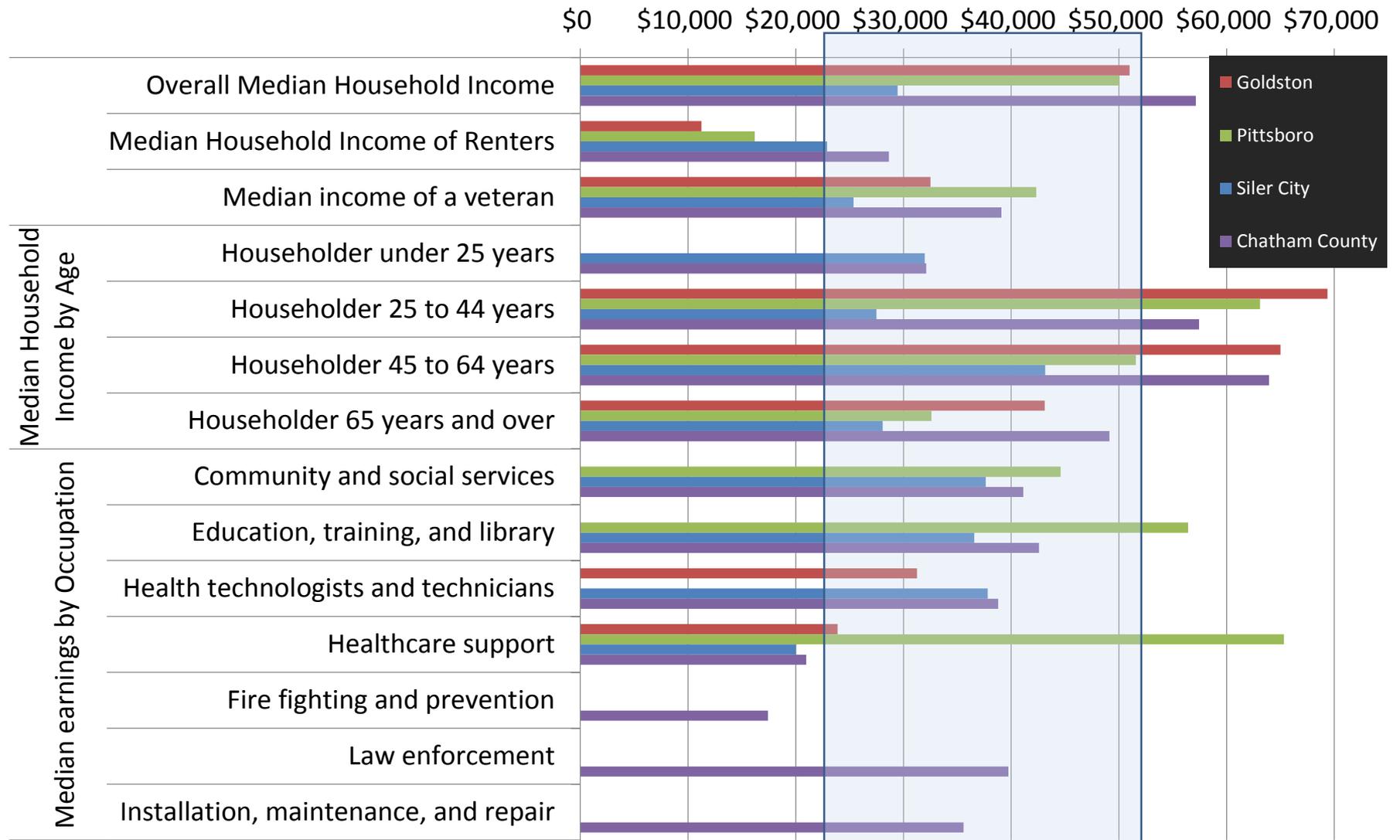
<80% AMI
= 2,076

Cost-Burdened Renter Households



Data from the 2010-2014 Census Bureau's American Community Survey

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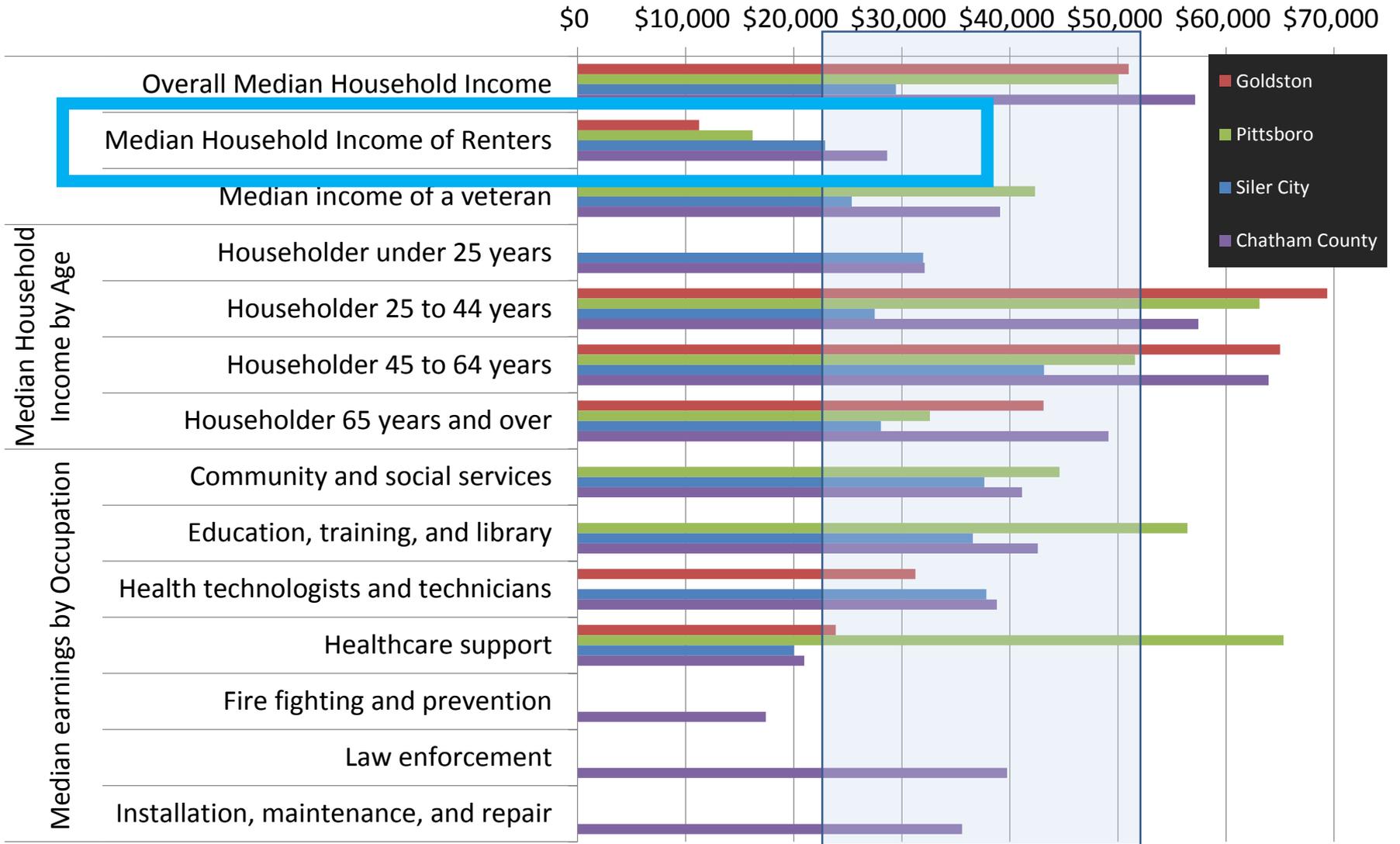
Percent of AMI in Chatham MSA

- 30% = \$23,850
- 50% = \$32,850
- 80% = 52,550
- 100% = \$65,700

Proportion of households with incomes \$25,000 - \$49,999

- Goldston - **19%**
- Pittsboro - **24%**
- Siler City - **33%**
- Chatham County - **22%**





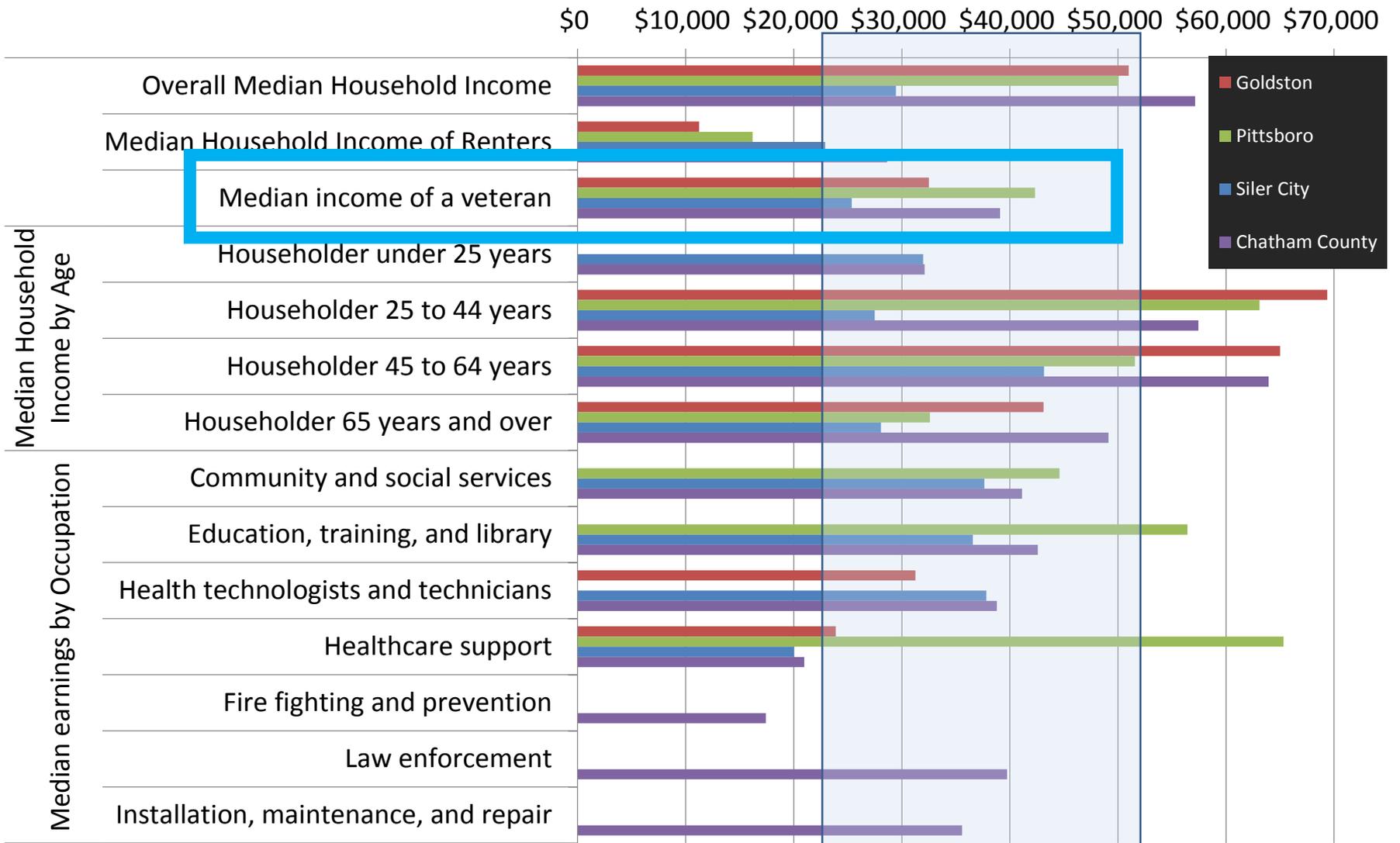
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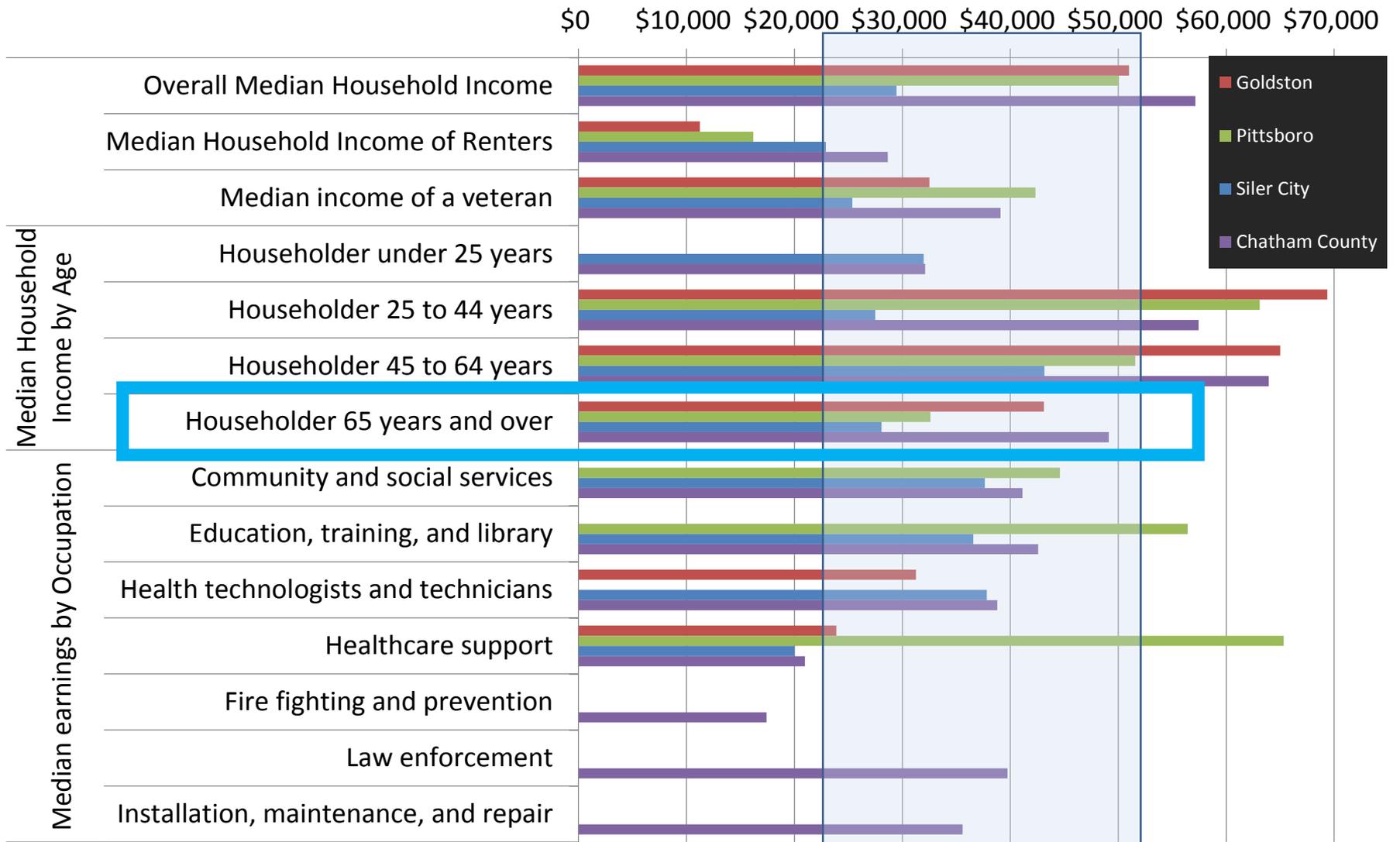
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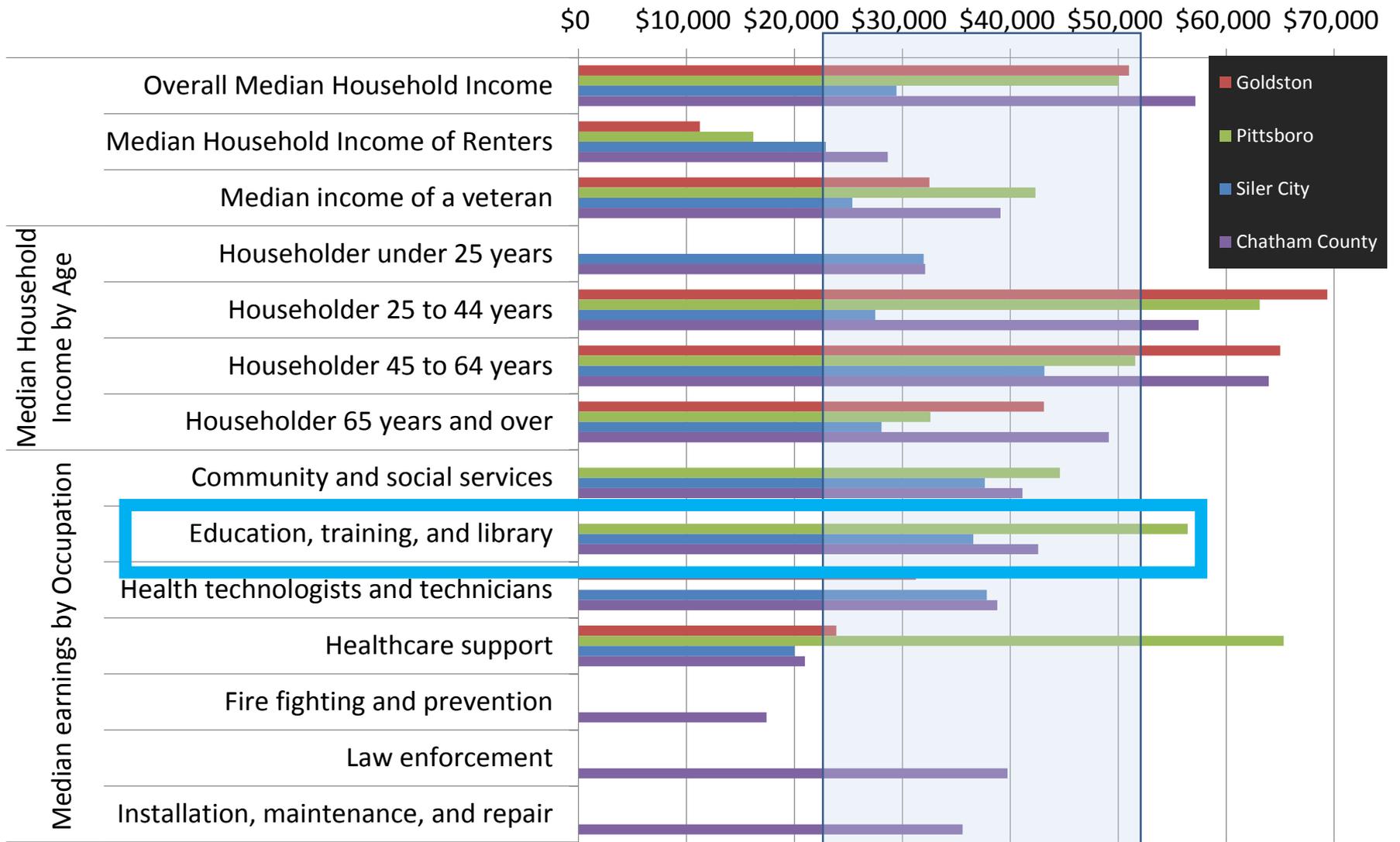
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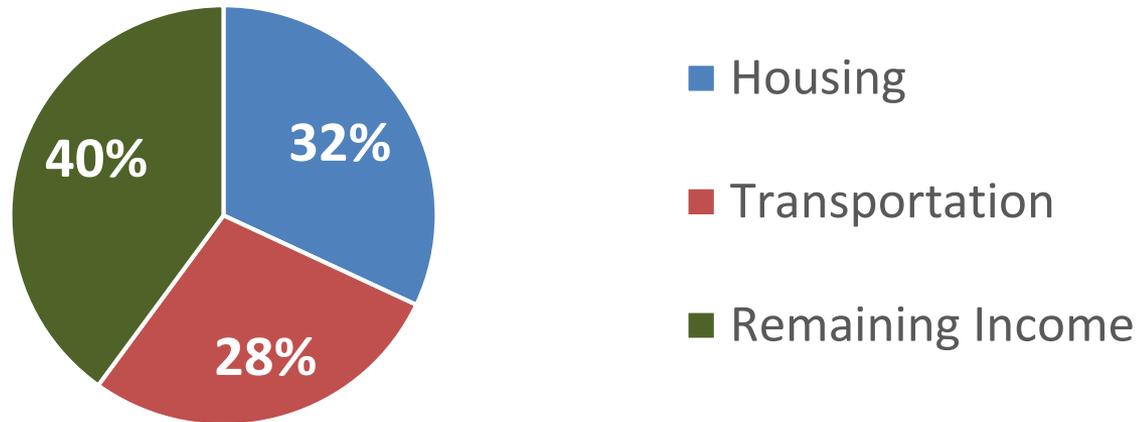
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Housing + Transportation

Should not pay more than 45% of your income on transportation and housing combined.

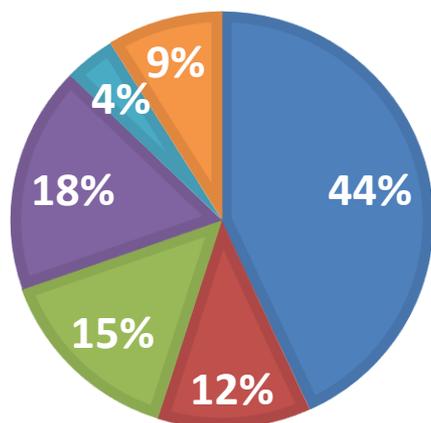
Average Housing + Transportation Costs % Income in Chatham



Affordability

RENTERS' INCOMES

- Less than \$25,000
- \$25,000 - \$34,999
- \$35,000 - \$49,000
- \$50,000 - \$74,999
- \$75,000 - \$99,999
- 100,000 & above



Housing Type	Fair Market Rent Price	Annual Income Needed to Afford Fair Market Rent	HH Size	Median HH Income (Total)
0-Bedroom	\$639	\$25,560	1-person	\$28,636
1-Bedroom	\$796	\$31,840	2-person	\$65,817
2-Bedroom	\$937	\$37,480	3-person	\$70,797
3-Bedroom	\$1,262	\$50,480	4-person	\$76,928
4-Bedroom	\$1,405	\$56,200	5-person	\$71,985

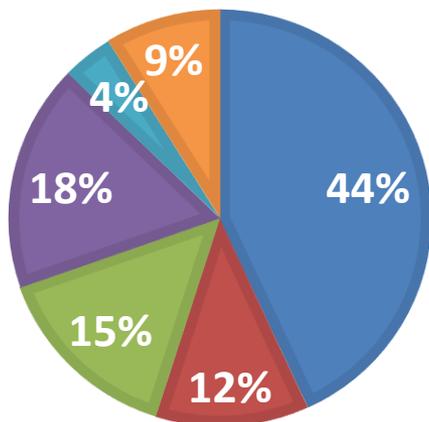
Affordability



Childcare Worker in Durham-Chapel Hill MSA County
33% AMI = \$22,430

RENTERS' INCOMES

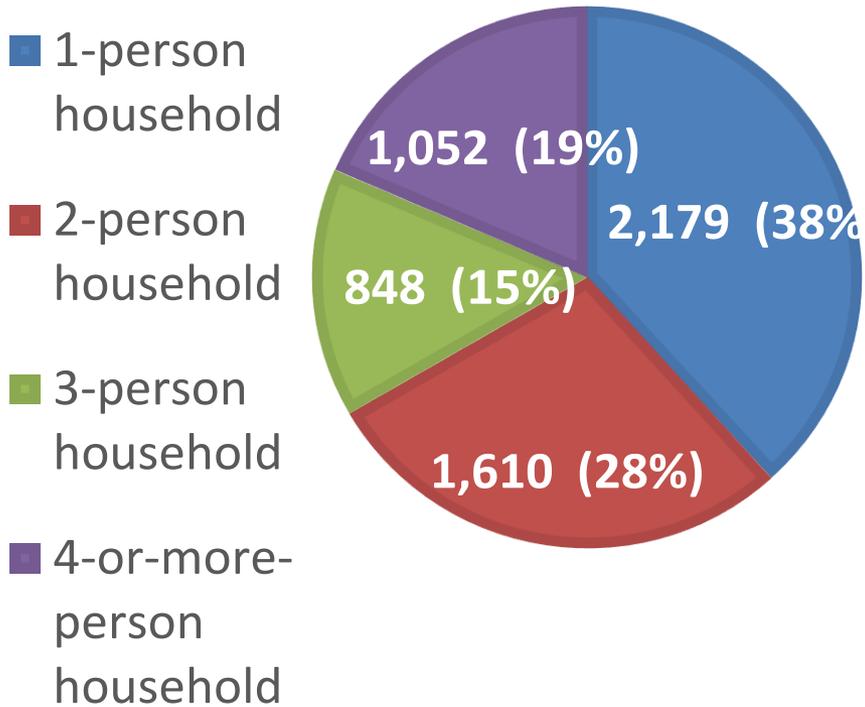
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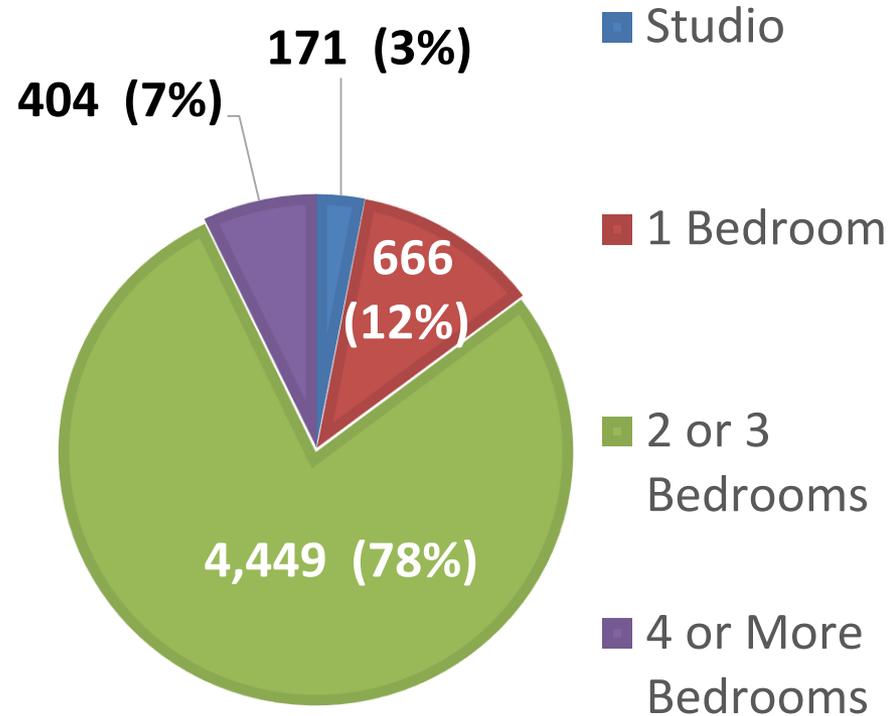
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County Household Data

RENTER-OCCUPIED HOUSING HOUSEHOLD SIZES

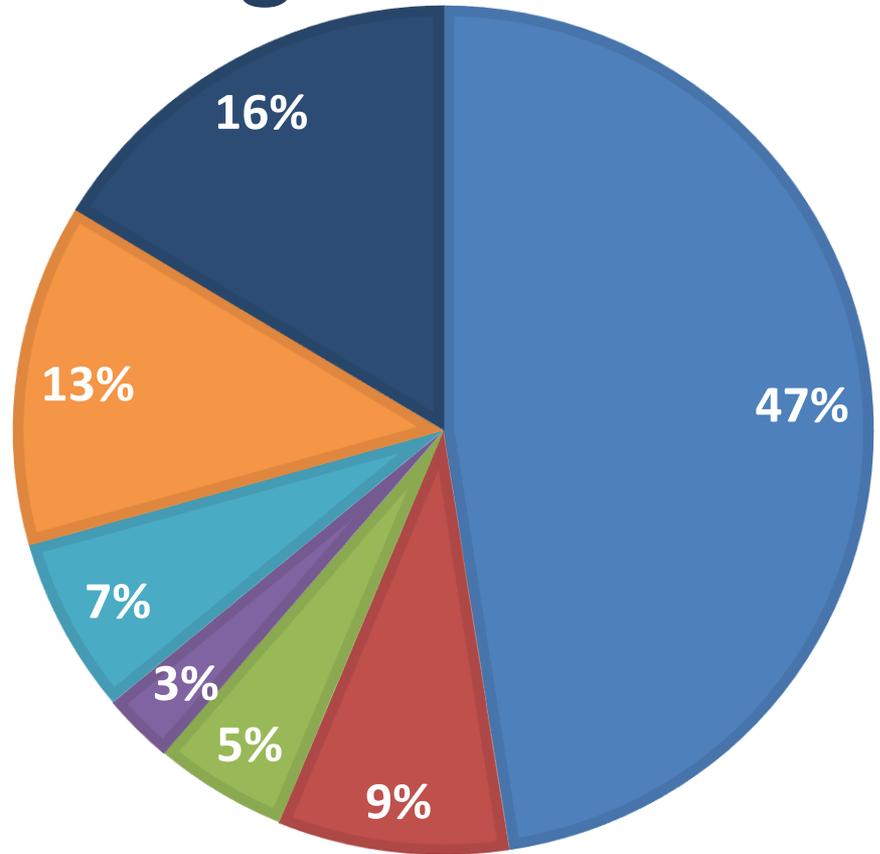


INVENTORY OF RENTAL UNITS



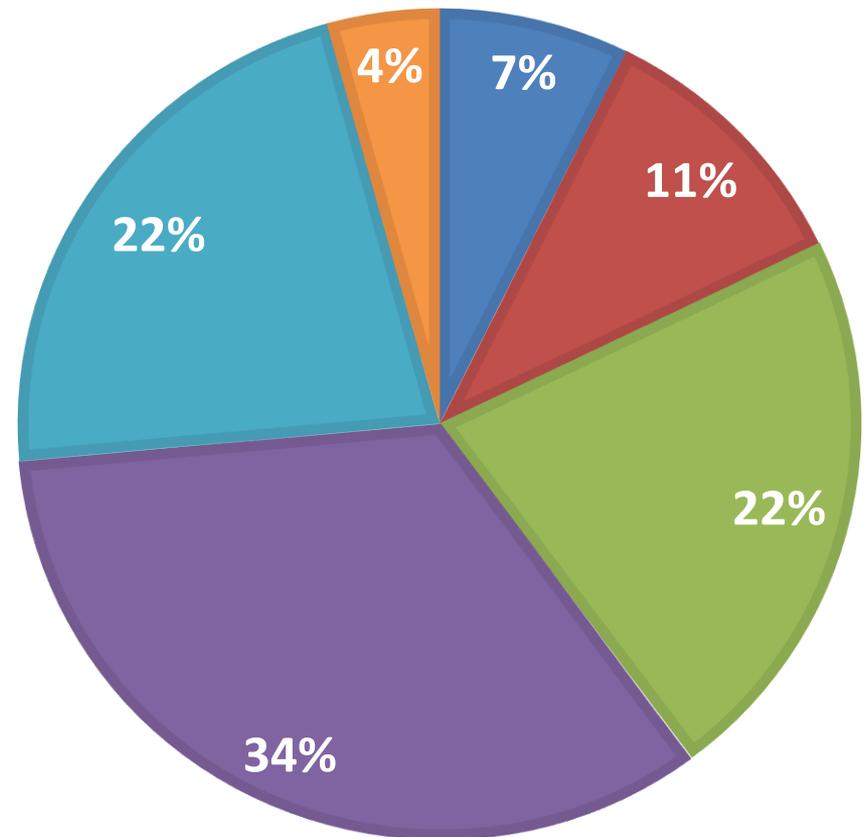
Types of Rental Housing

- Single Family House
- Townhouse
- Duplex
- Triplex or Quadruplex
- Small Apartment Complex (5-9 units)
- Large Apartment Complex (10 or more units)
- Mobile Home or Other Type of Housing



Year Rental Housing Structures Were Built

- 1939 or Earlier
- 1940 - 1959
- 1960 -1979
- 1980-1999
- 2000-2009
- 2010 or Later



Chatham County Housing Authority

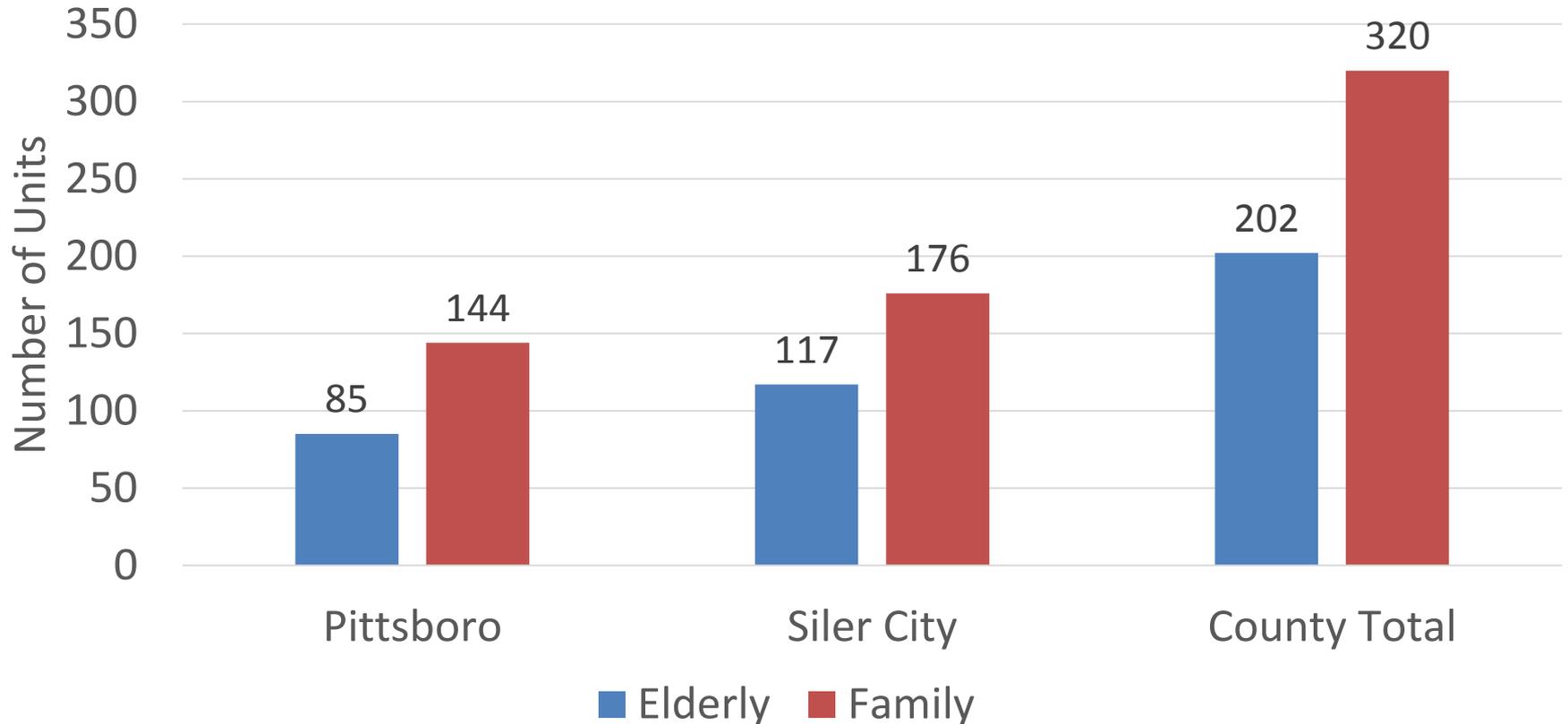
- No Public Housing Buildings
- Housing Choice Vouchers (Section 8)
 - Total vouchers: 470 households (980 persons)
 - 200-300 on the waiting list at a time

Vouchers In Use			
Avg. Head of HH Age	48	Disabled	43%
Avg. HH Size	2.2	Elderly	23%
Avg. HH Income	\$12,015	Non elderly or disabled	34%
Extremely low income HH (<\$23,850)	71%	Female HH	53%
Voucher Type Distributed			
Regular voucher	410		
Non-Elderly-Disabled voucher	50		
Veterans Affairs Supportive Housing (VASH) Project-Based, Mobile Homes	10		

Income Based Apartments

Income Based Apartments in Chatham County

Total = 522

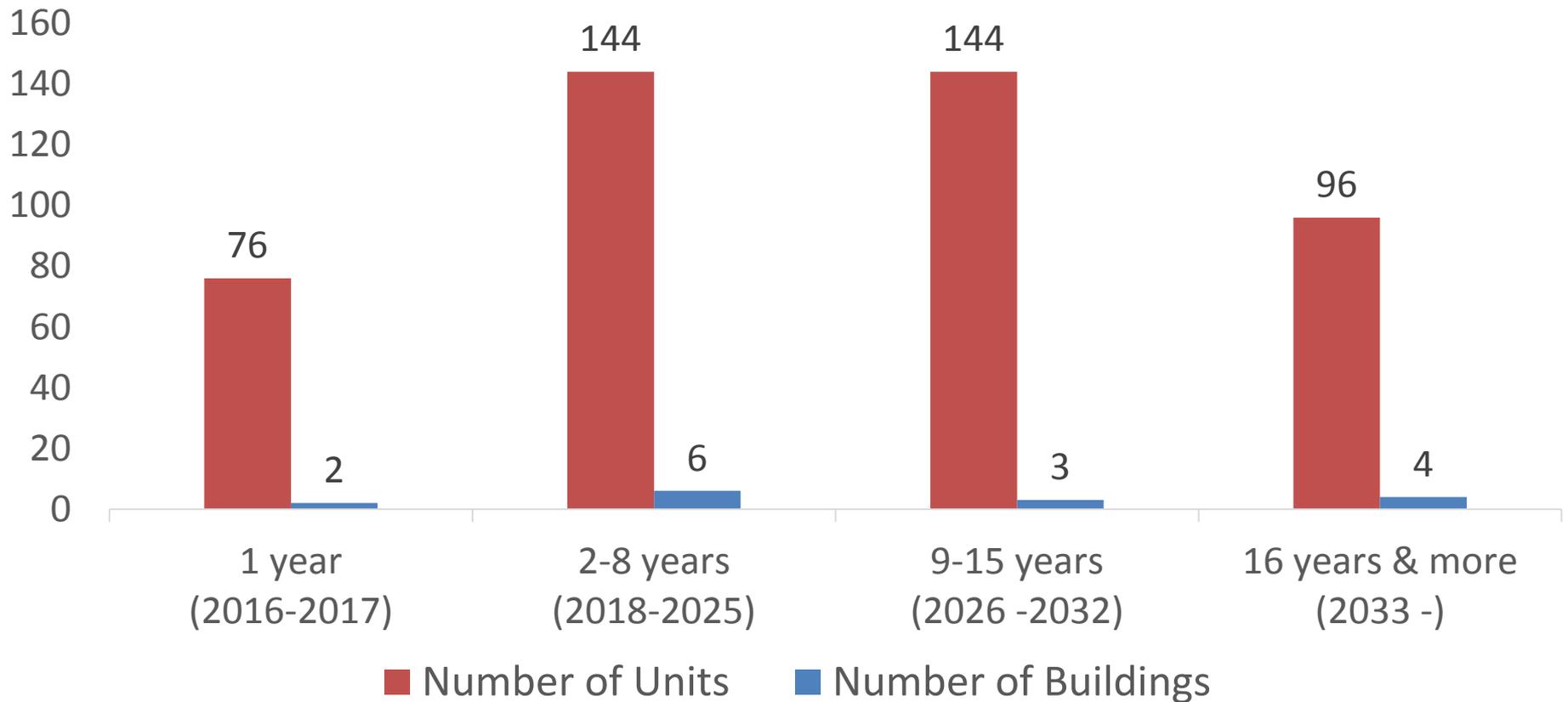


60 of these units are being paid for with vouchers

Total = vouchers (470) + income based apartments (522) - overlapping households (60) = 932

Income Based Apartments

Expiring Affordability



Chatham County Housing Authority

Chatham County Housing Authority households reside in the following locations based on zip codes

Community	% of Households with vouchers
Bear Creek	4%
Bennett	1%
Chapel Hill	4%
Goldston	2%
Moncure	1%
Pittsboro	30%
Sanford	1%
Siler City	49%

Thank you!

Resources

Data:

- Bureau of Labor Statistics, U.S. Department of Labor, *Occupational Employment Statistics*, www.bls.gov/oes/
- Chatham County Housing Authority
- Health and Transportation (H&T) Affordability Index, <http://htaindex.cnt.org/>
- U.S. Census Bureau; American Community Survey, 2010-2014 American Community Survey 5-Year Estimates, using American FactFinder; <http://factfinder2.census.gov>

Reports:

- The Local Economic Impact of Typical Housing Tax Credit Developments. National Association of Home Builders, March 2010. https://www.novoco.com/sites/default/files/atoms/files/nahb_jobs-report_2010.pdf
- Impact of Affordable Housing on Families and Communities: A review of the evidence base. Enterprise, 2014 https://s3.amazonaws.com/KSPProd/ERC_Upload/0093581.pdf

Affordable Housing Glossary of Terms

General Housing Language	3
Accessible Unit:	3
Affordable Housing:.....	3
Area Median Income (AMI):	3
Community Land Trust:	3
Community Reinvestment Act (CRA):.....	3
Cost-burdened Households:	3
Severely Cost-burdened Households:	3
Extremely Low-income Household:.....	3
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General Housing Language

Accessible Unit: A dwelling unit that has physical features, such as grab bars or an entrance ramp, that help tenants with mobility impairments gain full use and enjoyment of their apartment.

Affordable Housing: Housing where the housing cost and utilities makes up no more than 30% of the gross household income for a low-income household. In terms of homeownership, housing is affordable when the principal, interest, taxes, insurance, and utilities make up no more than 30% of household income. For rental units, housing is affordable when the rent and utilities make up no more than 30% of household income. Affordable housing is generally used to refer to housing for households who make 80% or less of the Area Median Income.

Area Median Income (AMI): A statistic generated by US Dept. of Housing and Urban Development (HUD) for purposes of determining the eligibility of applicants for affordable housing programs. HUD determines AMI on an annual basis for each metro area and non-metro county, making adjustments for household size and other factors.

Community Land Trust: Community Land Trusts help low- and moderate-income families benefit from the equity built through home ownership and at the same time preserve the affordability of these homes so future residents will have the same affordable homeownership opportunities. A Community Land Trust (CLT) creates affordable housing by taking the cost of land out of the purchase price of a home and maintains affordability by controlling the resale price of houses on CLT land through a ground lease and resale formula.

Community Reinvestment Act (CRA): A 1977 federal law that requires banks and savings and loan associations to help meet the credit needs of their local communities, including low-income communities.

Cost-burdened Households: When 30% or more of a household's income is spent on housing costs, including mortgage or rent, and utilities.

Severely Cost-burdened Households: When 50% or more of a household's income is spent on housing costs, including mortgage or rent, and utilities.

Extremely Low-income Household: A household whose income is less than 30 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families.

Fair Housing Act: The Fair Housing Act, or Title VIII of the Civil Rights Act of 1968, originally prohibited housing discrimination based solely on race, color, religion or national origin. In 1988, Congress expanded the law to include people with disabilities as a protected category within the terms of the Fair Housing Act.

Fair Market Rent: HUD calculates a Fair Market Rent (or FMR) to estimate the rent that would be required to be paid in a particular housing market area in order to obtain privately owned, decent, safe and sanitary rental housing with suitable amenities. Fair Market Rent includes the cost of utilities.

Group Home: A dwelling unit in which more than four unrelated persons may reside who are battered individuals, abused children, pregnant women and their children, runaway children, temporarily or permanently disabled mentally, emotionally or physically, individuals recovering from drug or alcohol abuse, and all other persons who possess a disability which is protected by the provisions of either the Americans with Disabilities Act of 1991, along with family members and support and supervisory personnel. These homes are generally required to be licensed by the state. Chatham County Group Homes, which operates three homes in Siler City is a local example.

Housing Discrimination: Discrimination based on protected class status, including race, gender, age, ethnicity, national origin, sexual orientation, gender identity, marital status, or veteran status. Specific areas of housing discrimination are rental discrimination, sales discrimination, lending and mortgage discrimination, and discrimination in the approval of homeowner's insurance.

Low-income Household: A household whose income does not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families.

Market Rate Rental Housing: Privately-owned housing that rents at whatever the owner or property manager deems reasonable, which is usually dictated by the market or local economy, and varies by location and quality of amenities.

Mixed-Income Development: A type of development that includes families at various income levels, including some market-rate housing and some affordable to low- or moderate-income households below market rate. Mixed-income developments are intended to decrease economic and social isolation.

Moderate-income Household: A household whose income is between 80 and 120 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families.

Preservation: A broad range of activities aimed at keeping existing legally-binding affordable housing affordable for a longer period of time.

Public Housing: Public housing is decent and safe rental housing owned by a housing authority and made available to eligible low-income households, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single family houses to high-rise apartments for elderly families. Housing authorities have the discretion to establish eligibility preferences to reflect the needs in its own community. The U.S. Department of Housing and Urban Development (HUD) provides funds directly to local PHAs that manage the housing for low-income residents at rents they can afford. The Chatham Housing Authority does not manage any public housing units, just Section 8/Housing Choice Vouchers.

Subsidized Housing: Subsidized housing is housing that is made available at below-market rates through the use of government subsidies. Unlike other government support programs, such as food stamps or Medicaid, housing subsidies are not an entitlement and are generally in short supply. Most subsidized housing is reserved for income-qualifying low-income households and have rents that do not exceed a specific percentage (usually 30%) of a household's gross annual income. The financial subsidy may come in the form of funds to off-set development or pre-development costs, or assistance to pay for rental or operating subsidies.

Supportive Housing: Permanent housing with services. The type of services depends on the needs of the residents. Services may be short term, sporadic, or ongoing indefinitely. The housing is usually affordable, and may be individual units located in the community, or part of a supportive facility. Club Nova in Carrboro provides supportive housing for people with mental illness. The XDS tiny homes at Penny Lane is another local example.

Transitional Housing: Shelter for homeless individuals and families for six months to two years in an environment of security and support designed to help residents progress toward self-sufficiency. A middle point between emergency shelter and permanent housing. Dove House in Durham, operated by Housing for New Hope, is an example of transitional housing.

Universal Design: Universal design incorporates the characteristics necessary for people with physical limitations into the design of common products and building spaces, so that they are comfortably usable by all people, not just people with disabilities. This method of design also makes products and homes more widely marketable and profitable. Examples of universal design features include lowered light switches, levered door knobs, stair-less building entries, and wider doorways (See: <http://www.design.ncsu.edu/cud/>).

Unsubsidized Affordable Housing/Naturally Occurring Affordable Housing: Unsubsidized affordable housing, also known as naturally occurring affordable housing, is housing that is not currently publicly subsidized. The rent prices that the housing can demand in the unsubsidized private market given the properties' quality, size, or amenities is low enough such that the tenants of these properties, whose income might otherwise qualify them to be a participant in publicly funded housing programs, can reasonably afford them.

Very Low-income Household: A household whose income is between 30 and 50 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families.

Visitability: Designing new housing units to accommodate mobility impaired individuals or to allow "aging in place." This concept typically includes three key features:

1. At least one zero-step entrance on an accessible route leading from a driveway or public sidewalk,
2. All interior doors providing at least 31 ¾ inches of unobstructed passage space and
3. At least a half bathroom on the main floor

Visitability differs from universal design in that it does not ensure complete residence accessibility. Rather, it ensures that the principal spaces in a building, such as the entrance, entry-level floor and washroom facilities, are accessible to a person in a wheelchair.

Workforce Housing: Housing where the housing cost and utilities makes up no more than 30% of the gross household income for a moderate-income household. In terms of homeownership, housing is affordable when the principal, interest, taxes, insurance, and utilities make up no more than 30% of household income. For rental units, housing is affordable when the rent and utilities make up no more than 30% of household income. Workforce housing is generally used to refer to housing for households who make between 80% and 120% of the Area Median Income.

Policy and Development Language

Accessory Dwelling Unit (ADU): A secondary dwelling unit on the same lot as a principal single-family home. ADUs can be built within a primary residence (such as a small apartment in a basement with a separate entrance) or detached from the primary residence. These dwelling units provide supplementary housing and can be integrated into existing neighborhoods with little or no impact on the character of the neighborhood. Because ADUs are usually small, they are more affordable than full-size rentals and include units both attached or detached from the primary housing unit. In Chatham County's zoning ordinance, ADUs are restricted to 1,500 sf of heated living space. Examples include a guest house, pool house, garage apt., in-house apt., granny-flat, etc.

Density Bonus: Zoning tool that permits developers to build more housing units, taller buildings, or more floor space than normally allowed in exchange for provision or preservation of an amenity, like a number or percentage of affordable units included at the same site or another location. In Chatham County, the Compact Communities Ordinance provides density bonuses as an incentive for the provision of several community

amenities. Developers of compact communities are required to either provide 5-10% of residential units to buyers whose household incomes are 60% of AMI and below, or provide payment-in-lieu.

Community Land Trust: An organization is established to own the land on which homes are situated. The trust sells the physical structures to home purchases for an affordable price, along with a long-term lease. When the home is sold, it must be sold at an affordable price to a qualifying homebuyer. Community Home Trust in Orange County includes more than 240 homes available for buyers who earn up to 115% of AMI.

Conservation Subdivision (CSDs): A design strategy that attempts to preserve undivided, buildable tracts of land as communal open space for residents. Chatham County has a conservation subdivision ordinance.

Feasibility Study: An analysis of the ability to complete a project successfully, taking into account legal, economic, technological, scheduling, and other factors. Feasibility studies allow project managers to investigate the possible negative and positive outcomes of a project before investing too much time and money.

Land Banking: Assembling, temporarily managing, and disposing of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property.

Market Study: A comprehensive study of a specific proposal including a review of the housing market in a defined market area. Project-specific market studies are often used by developers, syndicators, and government entities to determine the appropriateness of a proposed development, whereas market-specific market studies are used to determine what housing needs, if any, exist within a specific geography.

Minimum Housing Code: Authorized under NC General Statute 160A-441, cities and counties can use a minimum housing code to repair, close, or demolish dwellings that are considered unfit for habitation due to dilapidation, lack of ventilation, light, and sanitary facilities. These codes generally set out minimum standards for housing condition and provide a process of enforcement.

Mixed-Use Development: A type of development that combines various uses, such as office, commercial, institutional, and residential, in a single building or on a site in an integrated development project with significant functional interrelationships and a coherent physical design.

Multifamily Housing: Multifamily housing refers to residential structures of five or more attached units.

Rental Registration Program: Residential rental registration, inspection, and licensing programs are used by local governments to ensure that residential rental properties are maintained in a safe and decent condition. Local governments are able to require periodic inspections within a geographic area defined by the governing board, but outside of that geographic area inspections are permitted only when there is reasonable cause. Inspection standards are generally taken from building codes and minimum housing codes. Durham, Greensboro, and Raleigh all have rental registration programs.

Single-Family Housing: A dwelling unit, either attached or detached, designed for use by one household and with direct access to a street. It does not share heating facilities or other essential building facilities with any other dwelling. In many funding programs, properties with up to four units (including duplexes, triplexes, and quadplexes) are treated as single-family housing.

Transfer of Development Rights (TDR): A voluntary, incentive-based program that allows landowners to sell development rights from their land to a developer or other interested party who then can use these rights to increase the density of development at another designated location.

Financing Language

Community Development Block Grant (CDBG): Created under the Housing and Community Development Act of 1974, this HUD program provides grant funds to local and state governments to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low- and moderate-income residents. Larger cities in NC receive CDBG money directly, while the Division of Community Assistance in the NC Department of Commerce distributes funding to smaller cities. STATUS IN CHATHAM.

Community Development Corporation (CDC): A nonprofit corporation whose activities and decisions are initiated, managed, and controlled by its constituencies and whose primary mission is to develop and improve low-income communities and neighborhoods through economic and related development. The Chatham Community Development Corporation's mission includes education, skills enhancement, entrepreneurial support, leadership development, and job creation. Their current programs include leadership development and weatherization. Brick Capital CDC in Sanford is another local example, and they provide homeownership counseling and have built single-family housing for families at or below 80% of AMI, apartments for rent to families at or below 50% of AMI, and supportive housing for people with mental illness, individuals with disabilities, and victims of domestic violence.

Community Development Financial Institution (CDFI): A specialized institution that works in market niches that have not been adequately served by traditional financial institutions. Provide a wide range of financial products like mortgage financing, commercial loans, financing for community facilities and services needed by low-income households. Self-Help Credit Union in Durham is an example.

Funding Gaps: A major part of financing affordable housing is covering funding gaps. A funding gap is the difference between the cost a developer pays to produce the housing and the available, secured financial resources to help pay for costs. Three primary types of funding gaps are:

1. **Affordability Gap:** occurs when the housing cost is higher than a household can afford to pay at the targeted income level.
2. **Multifamily Underwriting Gap:** occurs when the financing sources secured for an affordable or mixed-income project are less than the total development cost, or TDC.
3. **Value Gap:** occurs when the cost to construct an affordable unit is greater than the purchase price or rent that the local market will bear.

Gap Financing (also known as a bridge loan or interim financing): A short-term loan that is used until an entity secures permanent financing or removes an existing financial obligation. The loans are short-term (up to one year) with relatively high interest rates and are backed by some form of collateral such as real estate or inventory

Holding Costs: Costs incurred by a developer if the property sits idle. Typical examples of holding costs include interest on loans, taxes, and property maintenance and security.

HOME Investment Partnerships Program: This HUD program provides grants to states and localities that communities use, often in partnership with local nonprofit groups, to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership, or to provide direct rental assistance to low-income people. Cardinal Chase and Pittsboro Village Apartments both used HOME funds.

Housing Revenue Bonds: Bonds issued to finance construction or rehabilitation of multifamily housing projects where a specified proportion of the units will be rented to moderate- and low-income families, in some cases

specifically targeted toward elderly residents. These securities may provide financing either directly or through a loans-to-lenders program, and may be secured by federal agency guarantees or subsidies.

Housing Trust Fund: Generally distinct accounts that receive dedicated sources of public funds to support affordable housing

HUD Section 202 Program: HUD’s Section 202 program provides nonprofit organizations funds for the construction, rehabilitation or acquisition of supportive housing for very-low-income elderly persons, and provides rent subsidies for the projects to keep them affordable. The Arc of Chatham County Group Homes use Section 202 funding.

HUD Section 8/Housing Choice Voucher: A federal housing assistance program in which participants pay a portion of their adjusted gross income (i.e. income after standard deductions) for rent and the remainder of the rent is paid by HUD. Section 8 is either project based or tenant based. A project-based voucher stays with the unit when a tenant moves. A tenant-based voucher allows a tenant to use it in any market-rate rentals that accept vouchers, and the voucher remains with the tenant when they move. A household with a voucher usually has to pay only 30% of their income for rent and utilities, and the voucher covers the remaining costs up to fair market rent value. The average waiting list nationally is 2 years.

HUD-VASH Voucher Program: Funded by the U.S. Department of Housing and Urban Development and the U. S. Department of Veterans Affairs Supportive Housing voucher program, this program provides housing assistance for homeless veterans while also partnering them with a local VA medical center. The HUD-VASH voucher program combines rental assistance from the CCHA and case management and clinical services from the Durham VA Medical Center. Through a competitive grant process, the Chatham County Housing Authority is the only housing authority in North Carolina to receive the funding.

Key Program: The Key Program is a partnership between NC Dept. of Health and Human Services and the NC Housing Finance Agency that provides funding to increase the number of tax credit units able to serve extremely low income persons with disabilities by providing landlords with an additional operating subsidy. DHHS refers tenants to the available units, and NCHFA processes the rental assistance.

Low-Income Housing Tax Credits (LIHTC): The LIHTC program was created in the Tax Reform Act of 1986, and it includes both competitively allocated “9 percent” tax credits and non-competitive “4 percent” tax credits. Developer-owners of LIHTC properties can claim credits against their federal income tax liability, for up to ten years after the property is completed and leased up, provided that the property remains in compliance with LIHTC requirements. Typically, a LIHTC property is owned by a limited partnership or limited liability company in which the real estate developer is the general partner or managing member and in which corporate investors hold the remaining ownership interests. The North Carolina Housing Finance Agency issues tax credits.

1. 9% tax credit: subsidizes 70% of the eligible development costs for new construction and substantial rehabilitation of housing projects not otherwise subsidized by the federal government. Competitive, meaning each community only gets a select number of 9% projects per year.
2. 4% tax credit: subsidizes 30% of the acquisition of existing buildings and to federally subsidized new construction or rehabilitation. Used when 50% or more of the project’s eligible costs are financed with tax-exempt private activity bonds. Non-competitive, meaning there is no limit to how many projects in a community can use 4% tax credits.

Market Rate Rent: The rent that an apartment commands in the primary market area considering its location, features and amenities. Market rent should be adjusted for concessions and owner-paid utilities.

Mortgage Interest Deduction: A common itemized income tax deduction that allows homeowners to deduct the interest they pay on any loan used to build, purchase, or make improvements upon their residence.

Payment-In-Lieu (PIL): When a developer chooses not to build affordable housing units recommended by a local policy, they pay a PIL to the municipality as an alternative. That money often goes into an affordable housing fund.

Project-Based Rent Assistance: Rental assistance from any source that is allocated to the property or a specific number of units in the property and is available to each income-eligible tenant of the property or an assisted unit. The assistance stays with the property when the tenant moves.

Rental Assistance Demonstration (RAD): Allows proven financing tools to be applied to at-risk public and assisted housing and has two components:

1. Allows Public Housing and Moderate Rehabilitation properties to convert to long-term Section 8 rental assistance contracts, and
2. Allows Rent Supplement, Rental Assistance Payment (RAP), and Mod Rehab properties to convert tenant-based vouchers issued upon contract expiration or termination to project-based assistance

Tax-Exempt Private Activity Bonds: Tax-exempt bonds issued by or on behalf of local or state government for the purpose of providing special financing benefits for qualified projects. The financing is most often for projects of a private user, and the government generally does not pledge its credit. This type of a bond results in reduced financing costs because of the exception of federal tax.

Tax Increment Financing (TIF): Used by municipalities to capture future increases in property tax revenue and make these dollars available as a development incentive, subsidy, or investment.

USDA Rural Development Section 515: Under the Section 515 program, USDA Rural Development makes direct loans to developers to finance affordable multifamily rental housing for very low income, low income, and moderate income families, for elderly people, and for persons with disabilities. Section 515 loans have an interest rate of 1%, amortized over 50 years, to finance modest rental or cooperatively-owned housing. In Chatham County, Bellemont, North Glen Apartments, Pine Glade Apartments, and Windsor Arms Apartments used Section 515 financing.

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